



2023

JANUARY REPORT

ACTIVE DEVELOPMENT PROJECTS

SUMMARY

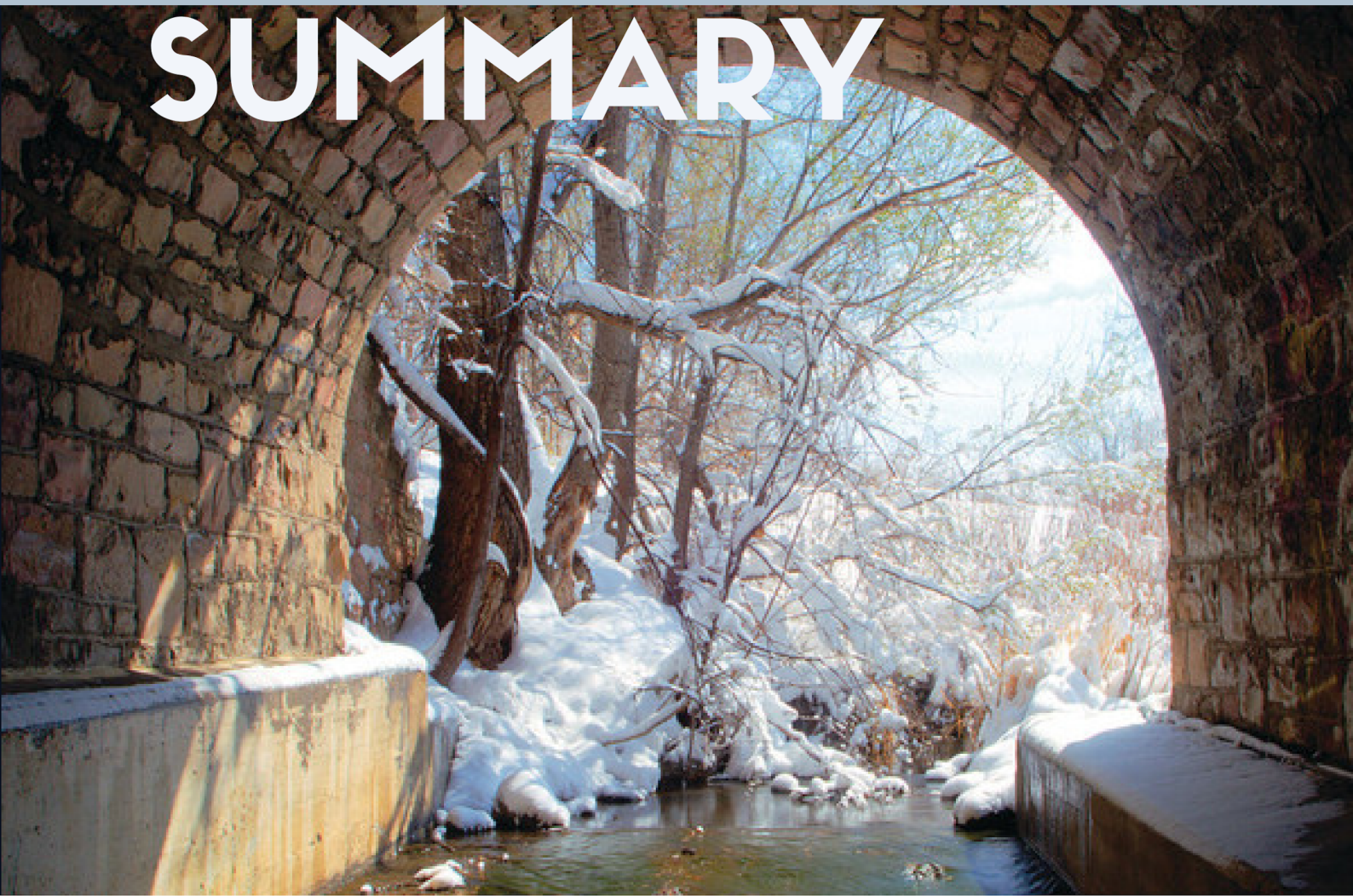


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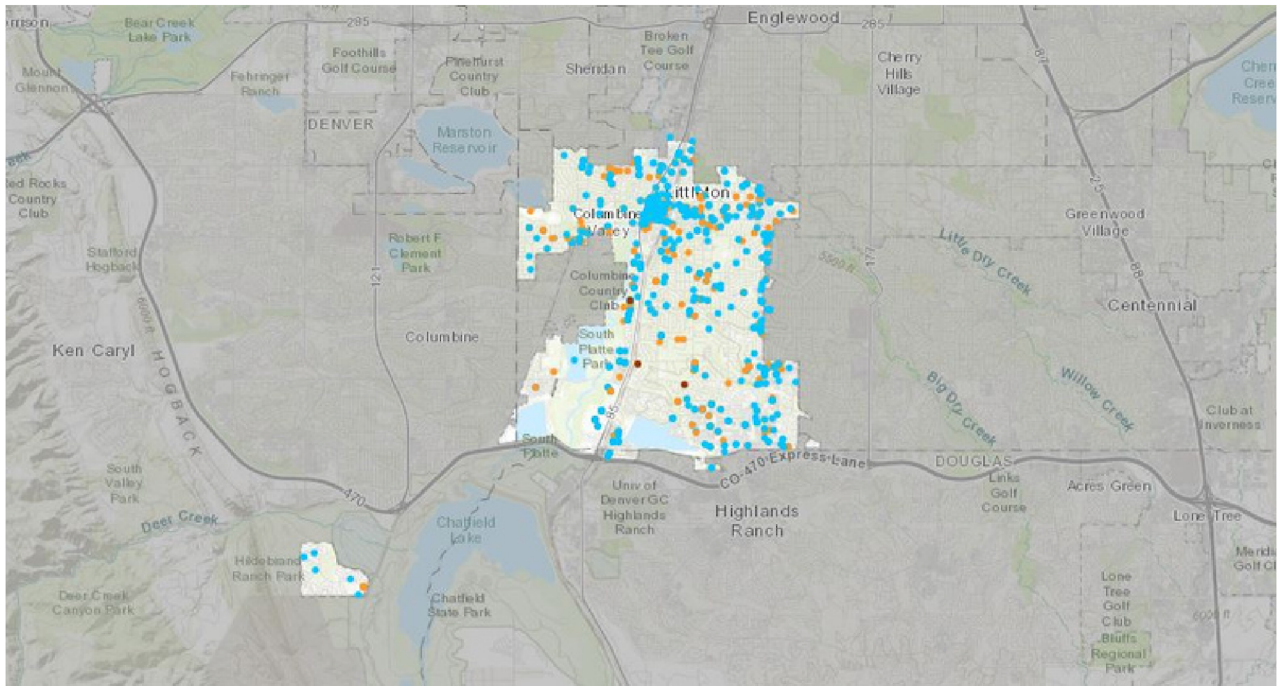


Introduction

The Community Development Department did not see any slowdown in applications, meetings or pre-applications in the months of November and December. There are now 59 active planning projects. The breakdown of projects is listed on the following pages along with more details that Council and the public may find helpful related to MDPs and Major Projects occurring in the City.

In addition to the exciting development projects in the city, Community Development is working on several process improvement and citizen education initiatives. First, members of Com Dev are working with the City's amazing GIS Division to create a better user experience with the DAL-Development Activity List. We are also working with Team Tipton to match up the the vision of the city, with the requirements of the city codes, and the economic needs of our citizens and property owners to create an efficient, consistent, and cohesive development review experience for all. For more details about the process improvement initiative, see the last page of this newsletter.

Master Development Plans (MDPs)



There are two active Master Development Plan Applications and three major projects under review by staff at this time that members of Council could be asked more detailed questions. The following pages provide more information on the projects listed to the right.

Planning Commission (PC) makes the decision on MDPs. The PC decision may be appealed to city council in the current code. Staff is working on a code amendment to update this process that will be heard by Council in February.

MDPs

- Columbine Square (Pre-App stage)
- AMLI Littleton Village II
- Powers Place

Major Projects

- Toll Brothers
- Aspen Grove
- RiverPark/Evergreen

Master Development Plans

AMLI LITTLETON VILLAGE II

- Applicant: Norris Design
- Owner: PPF AMLI Littleton Village II LLC
- Project Manager: Justin Montgomery

Location and Zoning:

- Northwest and Southwest corners of Village Park Drive & South Sherman Street
- Current Zoning-CM/PL-O

Goals of the Project:

- Request: Develop a mixed-use building with 313 residential units and ground floor commercial (north of Village Park Drive) and future mixed-use and commercial development (south of Village Park Drive) under CM zoning via a Master Development Plan (Detailed). This is the first MDP (Detailed) application received by the city.

Recent Highlights or Next Steps

- **November 17, 2022:** Second Neighborhood Meeting
- **December 2022/January 2023:** Second application reviewed



Council Action:

- Staff does not anticipate Council action on the MDP application

Progress and Status:

- May 2022: Pre-application meeting with city staff and South Metro Fire Rescue
- June 2022: Voluntary Neighborhood Meeting
- August 2022: First Neighborhood Meeting
- September 2022: MDP application submitted
- November 2022: Second Neighborhood Meeting and Second MDP application submitted

Additional Projects:

- Administrative Plat to consolidate lots for the northern area
- Anticipated Site Plan for commercial area south of Village Park Drive

Master Development Plans

POWERS PLACE

- Applicant: RPM Living
- Owner: Ted Development Company LLC
- Project Manager: Justin Montgomery

Location and Zoning:

- Northside of Powers Avenue, between Delaware Street & Bannock Street
- Current Zoning- CM & CM/PL-O

Goals of the Project:

- Request: Develop a multi-family apartment with 319 units, live-work units, and shared community space under CM zoning via a Master Development Plan

Council Action:

- Staff does not anticipate Council action on the MDP application

Recent Highlights or Next Steps

- **January 23, 2023:** PC public hearing for MDP (Conceptual)



Progress and Status:

- May 2022: Pre-application meeting with city staff and South Metro Fire Rescue
- June 2022: First Neighborhood Meeting
- July 2022: MDP Application Submitted
- August 2022: Second Neighborhood Meeting
- September 2022: Second application submitted
- November 2022: Third application submitted
- December 2022: PC hearing date scheduled for January 23, 2023

Additional Projects:

- Anticipated Site Plan and Plat submittal pending approval of the MDP (Conceptual)

Major Projects

TOLL BROTHERS

- Applicant/Owner: Toll Brothers
- City Project Managers: Mike Sutherland and Justin Montgomery

Location and Zoning:

- South of the intersection of Santa Fe and Mineral on the south property boundary of the Evergreen Property
- Current Zoning: CM/PL-O

Goals of the Project:

- Request: Develop most of the 77 acres under the zoning regulations established by the 1985 Santa Fe Park Planned Development Plan (PD) under Previous Title 10 of the Littleton Municipal Code
- Utilize existing 1985 Santa Fe Park Planned Development Plan for residential development
- Future possibility of commercial development along Santa Fe



Council Action:

- City, applicant, and City of Englewood working on Ditch and pump relocation as well as new site for pump station. Final plans require City of Englewood City Council approval

Progress and Status:

- Sept 2020: Preliminary Plat and Site Plan submitted for portions of 77 acre site
- Nov 2021: Preliminary Plat for Parcels H and I approved by PC for 260 attached single family lots and multi-family site (Angeline)
- Summer 2022: Plat Application for Single family attached and multi-family residential received
- Fall 2022: SIA coordination with City, and several other utilities
- December 2022: Building permit applications submitted for both single-family attached and multi-family projects

Additional Projects:

- PD Amendment in the 7000 block of S. Santa Fe (Parcel J) - **Denied and under special appeal**
- Site Development Plan for 258 unit multi-family apartment complex (Angeline)

Recent Highlights or Next Steps

- Record site plan and plat with Arapahoe County
- Appeal of Parcel J denial tentatively scheduled for **February 13, 2023**

Major Projects

ASPEN GROVE

- Applicant: Norris Design
- Owner: Gerrity Group
- Project Manager: Justin Montgomery

Location and Zoning:

- North of Santa Fe and Mineral RTD Light Rail Station with frontage along Santa Fe
- Current Zoning-CM/PL-0

Goals of the Project:

- Develop under CM zoning via approved Master Development Plan-Conceptual to maintain several existing buildings as well as add a mixed use building with up to 481 residential units in a phased project.
- Stabilize retailers, bring in higher end retail
- Have rooftops/consumers within existing retail center

Recent Highlights or Next Steps

- **January 19, 2023:** Pre-Application Meeting with staff for the Site Plan
- **TBD** Neighborhood Meeting



Council Action:

- PD Amendment to incorporate 2,000 residential units approved Nov. 2021
- Citizens petitioned to overturn approval

Progress and Status:

- July 25, 2022: Planning Commission approval of MDP
- September 27, 2022: Appeal - PC decision was upheld by City Council
- January 6, 2023: Applicant submitted a request for a Pre-Application Meeting to begin the Site Plan process for Area A

Additional Projects:

- Pre-Application Meeting for the Site Plan is scheduled
- Site plan anticipated in early 2023

Major Projects

ASPEN GROVE

- Applicant: Norris Design
- Owner: Gerrity Group
- Project Manager: Justin Montgomery

Location and Zoning:

- North of Santa Fe and Mineral RTD Light Rail Station with frontage along Santa Fe
- Current Zoning-CM/PL-0

Goals of the Project:

- Develop under CM zoning via approved Master Development Plan-Conceptual to maintain several existing buildings as well as add a mixed use building with up to 481 residential units in a phased project.
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Progress and Status:

- July 25, 2022: Planning Commission approval of MDP
- September 27, 2022: Appeal - PC decision was upheld by City Council
- January 6, 2023: Applicant submitted a request for a Pre-Application Meeting to begin the Site Plan process for Area A

Additional Projects:

- Pre-Application Meeting for the Site Plan is scheduled
- Site plan anticipated in early 2023

Major Projects

RIVERPARK/EVERGREEN

- Applicant: Tyler Carlson with Evergreen Development Company
- Owner: Evergreen Development Company
- Project Manager: Mike Sutherland

Location and Zoning:

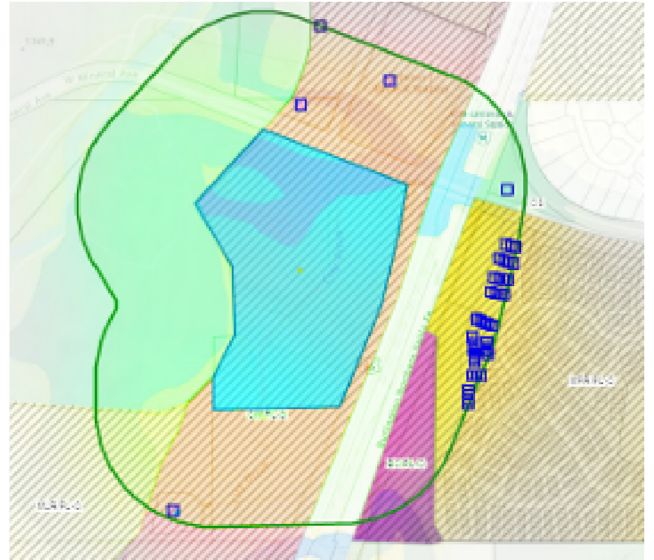
- Southwest corner of Santa Fe and Mineral
- Current Zoning-CM/PL-0

Goals of the Project:

- Develop under CM zoning via approved Master Development Plan-Conceptual to create a mixed use development known as RiverPark
- Create rooftops, office, retail and restaurant opportunities within walking distance of the Mineral Light Rail Station
- Create a unique regional draw at this location
- Accommodate a Quad-road to help current and future traffic flows at and near the intersection of Santa Fe and Mineral

Recent Highlights or Next Steps

- **December 2022:** Pre-Application submitted for residential development. Site Plan to follow.



Council Action:

- May 4, 2021: PD Amendment to allow multi-family, retail pad sites and an assisted living facility denied by City Council

Progress and Status:

- March 2022: First Neighborhood Meeting
- April 2022: Application Submitted for Master Development Plan-Conceptual
- June 2022: Second Neighborhood meeting
- July 2022: Second submittal under review by staff
- September 26: Planning Commission approval of MDP-Conceptual
- December 2022: Pre-Application Meeting for 278 unit multi-family development on northwest corner of property
- December 2022: Preliminary Plat comments provided to applicant and Development Agreement drafting began.

Additional Projects:

- N/A

Other Notable Active Projects

Administrative Plats (APL)

- QuikTrip convenience store and gas station at 2338 W. Belleview Ave.
- Merging of 3 residential lots into one at 1344 W Weaver Ave.
- Merging two lots into one in Littleton Village at 101 Village Park Dr.
- Four new residential lots at 1797 W. Powers Ave.

Appeals (APP)

- Appeal of administrative denial of a request to transfer uses and densities within the Santa Fe Park planned unit development

Certificates of Appropriateness for Historic Structures (COA)

- Rehabilitation and addition at 2595 W. Alamo Ave.
- New windows and doors at Geneva Lodge at 2305 W. Berry Ave.
- Conversion of a garage into an accessory dwelling unit at 5667 S. Louthan St.

Conditional Use Permits (CDU)

- QuikTrip convenience store and gas station at 2338 W. Belleview Ave.

Major Plan Amendments (MAPA)

- Heart and Vascular Tower Expansion at Littleton Adventist Hospital, 7700 S. Broadway

Minor Plan Amendments (MIPA)

- McDonald Genesis rebranding at 6500 S. Broadway

Site Plans (SIP)

- Conversion of existing auto shop into brewery at 1201 W. Littleton Blvd.

IDEAS

Pre-Application Meetings (PREAPP)

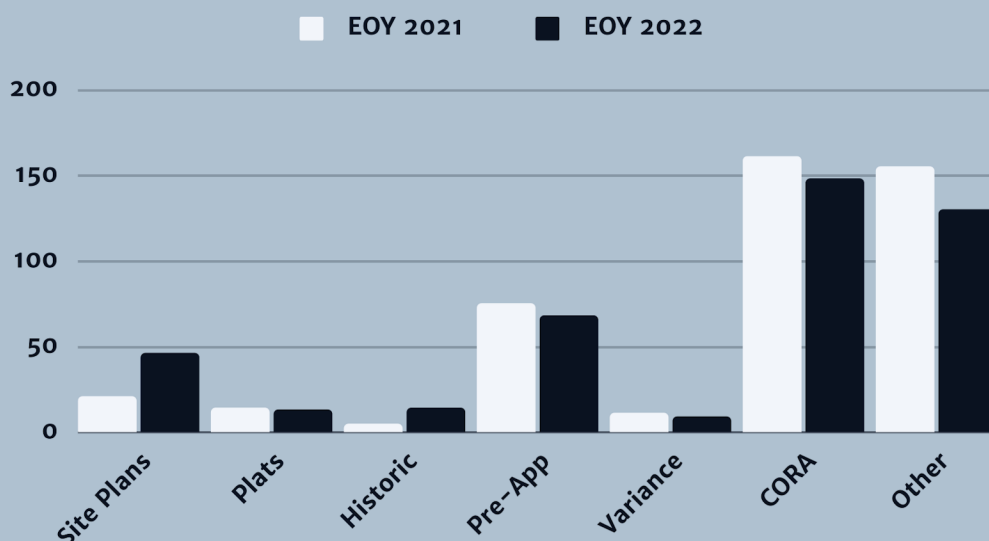
- 278 apartment units at Evergreen @ 7755 S. Santa Fe Dr.
- Number 38 restaurant and entertainment @ 7390 S. Broadway
- Quick Trip convenience store and gas station @ 51 W. Dry Creek Ct.
- 355 apartments + 6,600 square feet of commercial space @ 5151 S. Federal Blvd.
- Redevelopment of Arapahoe Mental Health Center @ 5500 S. Syracuse St.
- Denver Beer Company @ 2409 W. Main St.
- Aspen Grove Mixed Use Building @ 7301 S. Santa Fe Dr.

UNDER CONSTRUCTION

Exciting Building Permits (PER)

- Cherry Cricket @ 819 W Littleton Blvd.
- McDonald Volkswagen @ 6500 S Broadway
- Mixed Use Building @ 5664 S. Prince St.

Planning Case Type Comparison

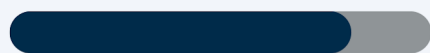


3%

EOY Decrease Over
2021 Numbers

59

Active Cases



81%

Of the 59 active cases, 48 or **81%** have been submitted under the new ULUC.

Current development applications are available to view on the city website via the Development Activity List displaying all development applications from concept through fruition. Visit www.LittletonCo.gov/dal or click on the blue button from the city's homepage or the QR code on this page.

Should you need any further assistance with a case, contact the case manager listed on the DAL, the Community Development Director or Deputy Director, or reach out to the Planner of the Day.

We thank you for your continued support in our efforts to serve the Littleton community.



DAL

PERMIT CENTER

303-795-3751

buildingpermits@littletongov.org

Contact

DEVELOPMENT REVIEW

CD Department: 303-795-3748

Engineering: 303-795-3863

Planning: 303-734-8076

DRT@littletongov.org

Did You Know?

TIPTON

Accelerating Extraordinary Outcomes



Tipton Core Team members were selected to help optimize process within the Development Review Team and to better serve the development community. Team sprints begin in January.

The Community Development Department along with members of the engineering development review team are now underway with our process improvements with the help of an outside consultant - Team Tipton. We anticipate this being a year-long project where we map out our existing processes, pull them apart and examine all the pieces, and then put it together in such a way that all stakeholders - whether a developer, a citizen, a staff member, or a construction worker - has a clear understanding of what the City wants (based on Envision Littleton and the Land Use Code), how long a project will take from application to certificate of occupancy, and so much more.

Thank you for being patient with us as we continue to pursue this incredibly ambitious and transformational work.